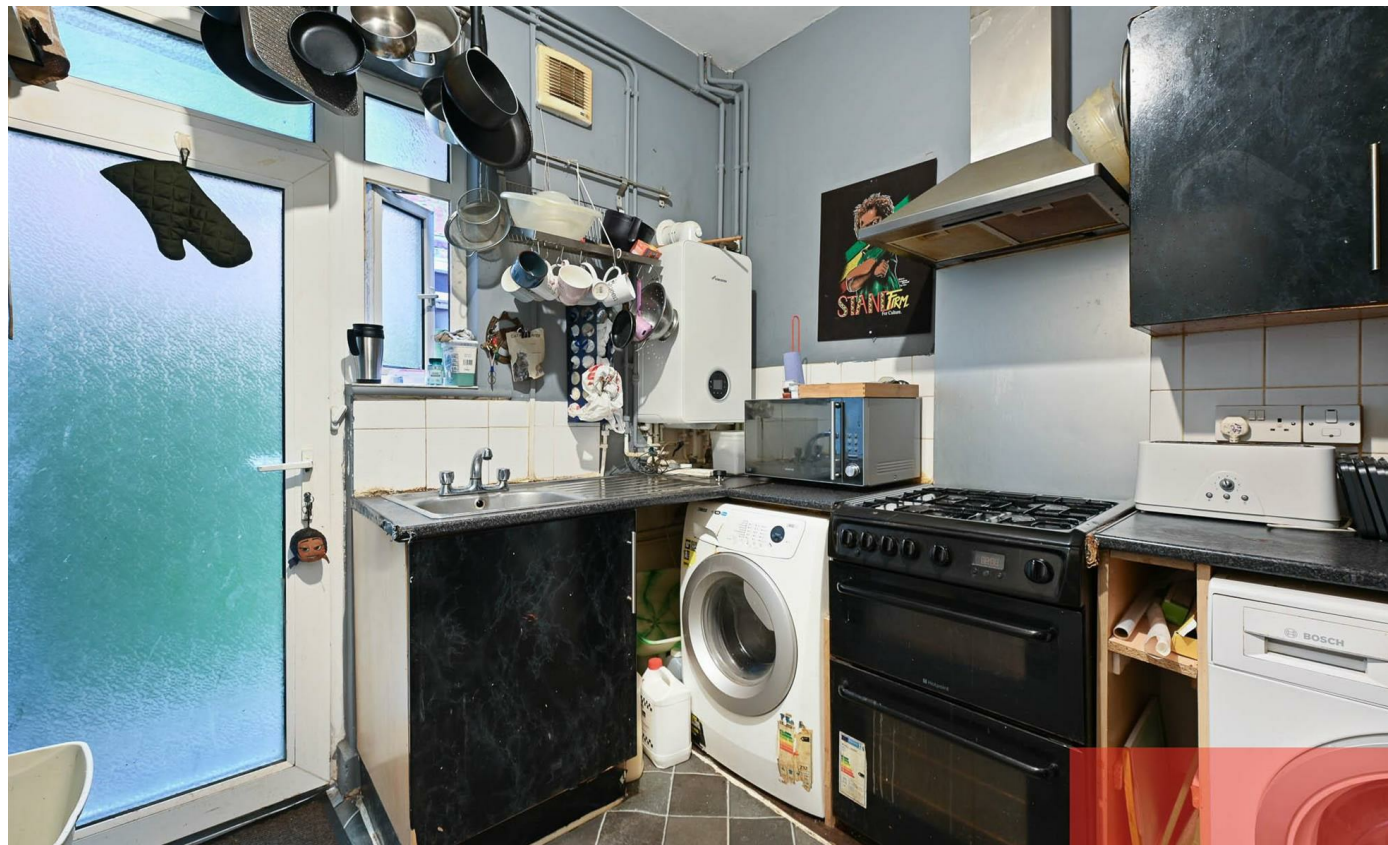




West Ella Road, London, NW10 9PU

Asking Price £800,000 Freehold



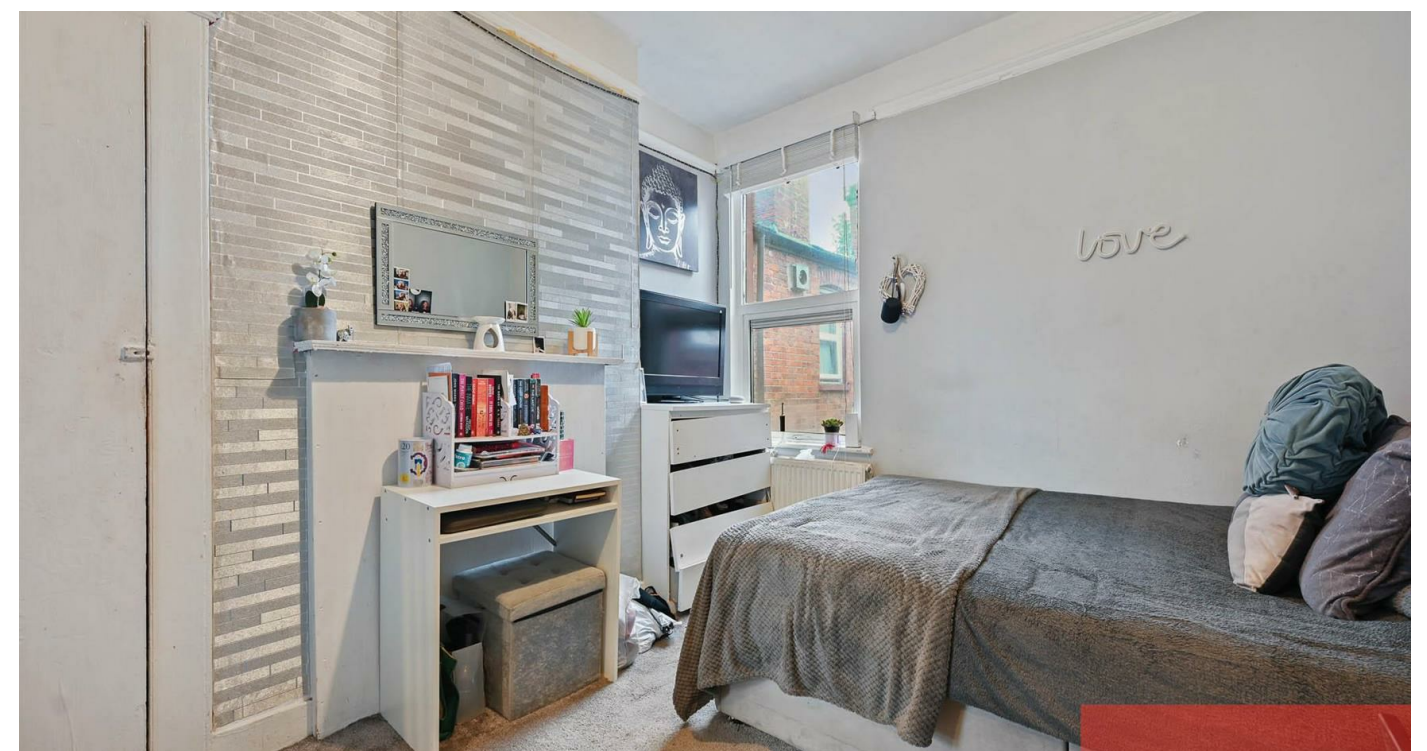
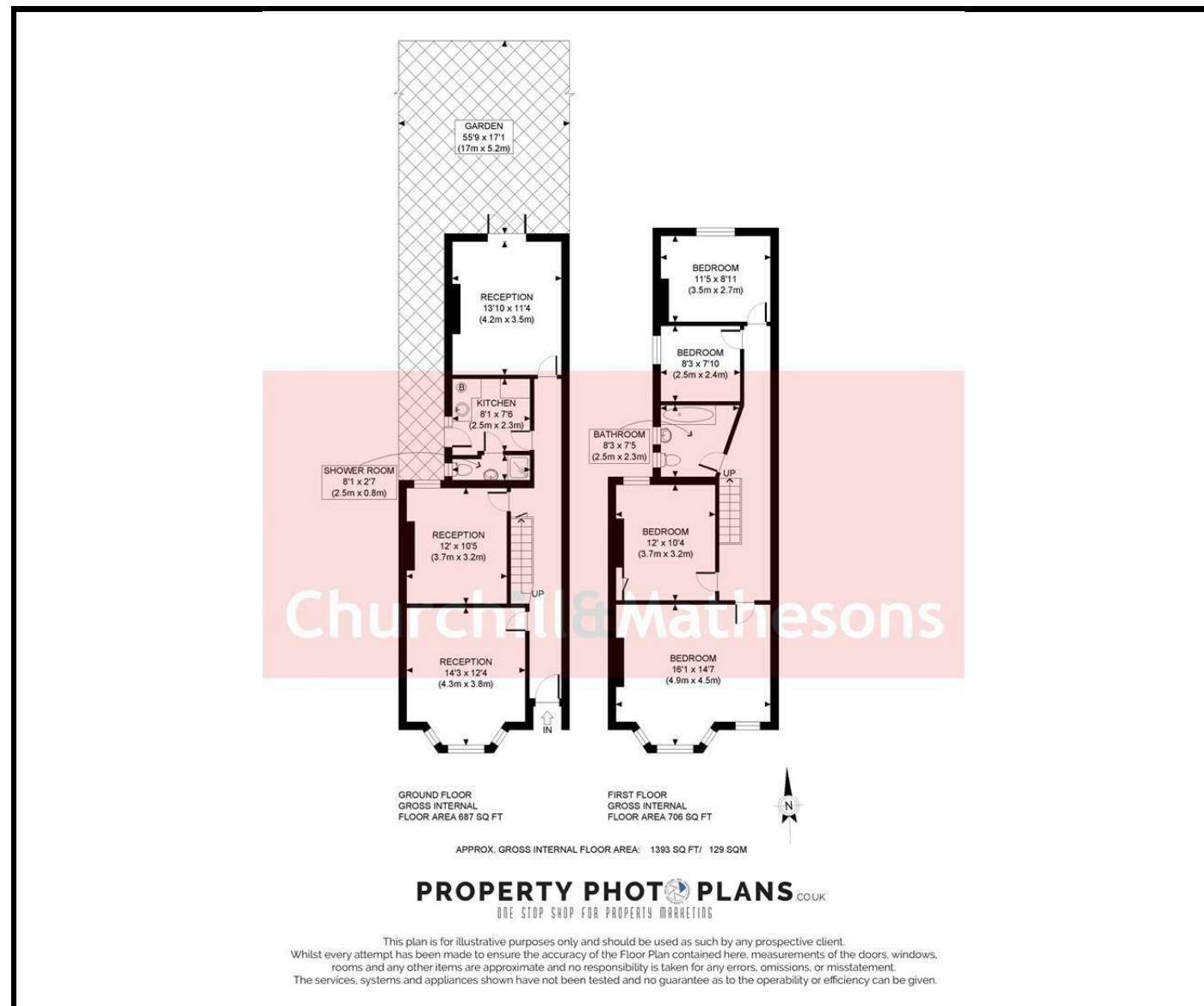
KEY FEATURES:

- FREEHOLD
- 1393 SQFT
- MID-TERRACE HOME
- 4/5 BEDROOMS
- 2 BATHROOMS
- 2/3 RECEPTIONS
- PRIVATE GARDEN

YOUR OFFER WE NEGOTIATE!

Welcome to this spacious 1,393sqft freehold mid-terrace home located on West Ella Road in NW10. It has retained some original features that adds character and charm, creating a warm and inviting atmosphere that you'll love coming home to. This property boasts 4/5 good size bedrooms, 2 bathrooms and 2/3 large reception rooms. A living room leads out into a large private garden perfect for entertaining guests or just relaxing. One of the most exciting aspects of this property is the potential to add your own decorative touch and the option for a loft extension and conversion (STPP). Whether you dream of expanding the living space, creating a home office, or converting this property into separate flats or an HMO, you can truly make this property your own and tailor it to suit your lifestyle and needs or own a great investment. Access to a back ally so perfect for workmen and decorators.

Don't miss out on the opportunity to own this wonderful property on West Ella Road, call us today.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	85
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.